

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y

June 28, 2005

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda

PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5th St.

1. CONSIDERATION OF MEETING MINUTES: June 14, 2005

- 2. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **EMERALD CENTER LOT 2 (CC050037)** (Tait Development, Inc, property owner) located at 8475 S. Emerald Drive, Lot 2 of Emerald Center including the following:

#GEP2005.02 Resolution 2005.36 for a General Plan 2030 Projected Land Use Map amendment from Industrial to Commercial land use designation for 23.7 net acres on Lot 2 of Emerald Center.

- 3. PLANNED DEVELOPMENT (0406)** Hold a public hearing for the **TEMPE TRANSPORTATION OVERLAY DISTRICT (CC050026)** (City of Tempe, applicant) **Ordinance No. 2005.24 #ZON-2005.08** to amend the Zoning and Development Code (text and map amendment), Part 5, to include the Transportation Overlay District. The proposed Transportation Overlay District will change development standards for residential density, building height, lot setbacks, design standards, and allowable uses within the defined boundary. Approximately 685 parcels of private or public owned property are located within the corridor and nine (9) station areas. The area within the overlay district is approximately 653 acres of land. Single-family zoned properties are excluded from the overlay district.

NOTE: THIS REQUEST WAS CONTINUED FROM THE HEARING ON MAY 24, and JUNE 14, 2005.

4. STAFF ANNOUNCEMENTS

5. COMMISSION ANNOUNCEMENTS

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.

If necessary, continue pre-session discussion.